



# AGENDA

---

## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, FEBRUARY 2, 2009**

**AFTERNOON SESSION – 1:30 P.M.**

**EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

### Members

Councillor Carmen Corbasson (Ward 1)  
Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3)  
Councillor Frank Dale (Ward 4)  
Councillor Eve Adams (Ward 5) (Chair)  
Councillor Carolyn Parrish (Ward 6)  
Councillor Nando Iannicca (Ward 7)  
Councillor Katie Mahoney (Ward 8)  
Councillor Pat Saito (Ward 9)  
Councillor Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk

905-615-3200 ext. 5423 / Fax 905-615-4181

E-Mail: [jessica.reid@mississauga.ca](mailto:jessica.reid@mississauga.ca)

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 2, 2009**

**CALL TO ORDER**

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – 1:30 P.M.**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
2. Planning Applications Fees and Charges Review
3. Parking Strategy for Mississauga City Centre: Final Report – Mississauga Plan Review

## **INDEX - PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 2, 2009**

### **EVENING SESSION – 7:00 P.M.**

4. **PUBLIC MEETING** – Official Plan Amendment and Rezoning Applications, 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway, Owners: 675553 Ontario Ltd. (Viewmark Homes) and the City of Mississauga, Applicant: Jim Lethbridge, Lethbridge Lawson Inc., Bill 51, OZ 07/022 Ward 7.
  
5. **PUBLIC MEETING** – Official Plan Amendment and Rezoning Applications, 5575 Bonnie Street, South side of Thomas Street, west of Winston Churchill Boulevard, Owner/Applicant: Taccpar Gate Developments Inc., Bill 51, OZ 08/014 Ward 10.
  
6. **PUBLIC MEETING** – Official Plan Amendment and Rezoning Applications, 91-93 & 99 Lakeshore Road East and 42 Port Street East, Southeast corner of Lakeshore Road East and Elizabeth Street South, Owner: Centre City Capital Limited and William G. James, Applicant: John D. Rogers & Associates Inc., Bill 51, OZ 08/009 Ward 1.
  
7. **PUBLIC MEETING** – Rezoning Application, 2249 Derry Road West and 7050 Terragar Boulevard, Northwest corner of Derry Road West and Terragar Boulevard, Owner: Bremont Homes Corporation, Applicant: Deanlee Management Inc., Bill 51, OZ 08/006 Ward 10.
  
8. **SUPPLEMENTARY REPORT** – Draft Plan of Subdivision Application, Block 84, Registered Plan 43M-1087, Southeast of Winston Churchill Boulevard and Duncairn Drive, Owner: Erin Mills Development Corporation, Applicant: Erin Mills Development Corporation, Bill 51, T-M08003 Ward 9.

### **ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 2, 2009**

**CALL TO ORDER**

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

**MATTERS TO BE CONSIDERED**

**AFTERNOON SESSION – 1:30 P.M.**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended

Report dated January 13, 2009 from the Commissioner of Planning and Building with respect to Sign-By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications.

**RECOMMENDATION:**

That the Report dated January 13, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendices 1 to 6 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 08-03028  
Ward 3  
WAB Investments & Developments  
702 Burnhamthorpe Rd. E.

To permit the following:

- (i) Ten (10) additional fascia signs located on the second storey of the building.
- (b) Sign Variance Application 08-02275  
Ward 3  
Royal Bank of Canada  
4141 Dixie Rd. Bldg A

To permit the following:

- (i) One (1) sign supported by the roof of a building or structure.
  
- (c) Sign Variance Application 08-02904  
Ward 5  
CML Health Care  
60 Courtneypark Dr. W.

To permit the following:

- (i) One (1) sign supported by the roof of a building or structure and projects above the roof.
  
- (d) Sign Variance Application 08-02757  
Ward 5  
itravel2000  
2350 Matheson Blvd. E.

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the south and west elevations of an office building.
  
- (e) Sign Variance Application 08-02823  
Ward 5  
Country Style Food Services  
6950 Menkes Dr.

To permit the following:

- (i) Three (3) roof signs supported by and project above the roof of the building.
  
- (f) Sign Variance Application 08-02489  
Ward 8  
Evergreen College  
1140 Burnhamthorpe Rd. W.

To permit the following:

- (i) One (1) fascia sign located on the second storey of a commercial building.

BL.03.SIG (2009)

2. Planning Applications Fees and Charges Review

Report dated January 13, 2009 from the Commissioner of Planning and Building recommending fee structure and rate changes for planning applications.

RECOMMENDATION:

That the report dated January 13, 2009, from the Commissioner of Planning and Building entitled "Planning Applications Fees and Charges Review", recommending fee structure and rate changes for planning applications, be adopted in accordance with the following:

1. That the revised planning application fee structure and rates be approved in accordance with Appendix 3 to achieve approximately 70% cost recovery of planning application fees;
2. That the necessary amending by-law to the City's *Planning Act* Fees and Charges By-law 0430-2008 be brought forward to the Council meeting on February 11, 2009 for enactment, effective February 12, 2009, reflecting the revised planning application fee structure and rates for Plan of Subdivision, Plan of Condominium (Standard, Phased and Vacant Land) and Part Lot Control applications, as set out in this report;
3. That the necessary amending by-law to the City's *Planning Act* Fees and Charges By-law 0430-2008 be brought forward to the Council meeting on February 11, 2009 for enactment, effective September 1, 2009, reflecting the revised planning application fee structure and rates for Official Plan Amendment, Official Plan Amendment/ Zoning By-law Amendment, Zoning By-law Amendment, Site Plan Control, Removal of (H) Holding Symbol and Plan of Condominium (Common Element) applications and Surcharge fees, as set out in this report;
4. That the Payment-in-Lieu of Off-Street Parking fee remain unchanged at this time and that a review of the Corporate Policy and Process regarding Payment-In-Lieu of Off-Street Parking be undertaken by the Planning and Building Department;

5. That the fee structure and rate for Removal of (H) Holding Symbol applications within City Centre be revisited following completion of the Downtown 21 Master Plan Study.

CD.21.DEV

3. Parking Strategy for Mississauga City Centre: Final Report – Mississauga Plan Review

Report dated January 13, 2009 from the Commissioner of Planning and Building regarding the Parking Strategy for Mississauga City Centre: Final Report – Mississauga Plan Review.

RECOMMENDATION:

1. That the report titled *Parking Strategy for Mississauga City Centre: Final Report*, dated January, 2009, prepared by BA Group Transportation Consultants, be received.
2. That the Parking Strategy goals, key parking management conclusions, recommendations and action plan outlined in the report titled “*Parking Strategy for Mississauga City Centre: Final Report – Mississauga Plan Review*” dated January 13, 2009, from the Commissioner of Planning and Building be endorsed as:
  - the basis for the preparation of new Official Plan policies;
  - input into the City Centre comprehensive master plan project, known as Downtown21; and
  - direction for the mandate of the new parking management group established within the Transportation and Works Department, responsible for the parking management function and implementation of Transportation Demand Management strategies and programs.
3. That a public meeting be held at the Planning and Development Committee to consider amendments to Zoning By-law 0225-2007, as amended, regarding the establishment of a distinct shared parking formula for the City Centre Planning District, the provision for shared off-site parking and bicycle parking standards.
4. That the required amendments to the Fees and Charges By-law and the Corporate Policy and Procedure regarding the establishment of a City Centre category related to the Payment-in-Lieu of Off-Street Parking be undertaken.

5. That a by-law be enacted to establish a City Centre Payment-in-Lieu of Off-Street Parking reserve fund account (#35356).

CD.07.MIS



**EVENING SESSION – 7:00 P.M.**

4. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway, Owners: 675553 Ontario Ltd. (Viewmark Homes) and the City of Mississauga, Applicant: Jim Lethbridge, Lethbridge Lawson Inc., Bill 51, OZ 07/022 Ward 7.

Report dated January 13, 2009 from the Commissioner of Planning and Building with respect to the applications to amend the Official Plan from "Mainstreet Commercial – Special Site 12" to "Mainstreet Commercial", "Residential Medium Density II" and "Residential High Density I" and to change the Zoning of By-law 0225-2007 from "C4-8" (Mainstreet Commercial) and "RA1-15" (Residential – Apartments) to "C4 – Exception" (Mainstreet Commercial), "RM6 – Exception" (Townhouse Dwellings on a CEC Private Road) and "D" (Development), to permit 24 live/work townhouses, 71 townhouses, 56 back-to-back townhouses and to identify a land parcel for future development, under file OZ 07/022 W7, 675553 Ontario Ltd. (Viewmark Homes), 90, 100 and 110 Dundas Street West.

**RECOMMENDATION:**

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial – Special Site 12" to "Mainstreet Commercial", "Residential Medium Density II" and "Residential High Density I" and to change the Zoning of By-law 0225-2007 from "C4-8" (Mainstreet Commercial) and "RA1-15" (Residential – Apartments) to "C4 – Exception" (Mainstreet Commercial), "RM6 – Exception" (Townhouse Dwellings on a CEC Private Road) and "D" (Development), to permit 24 live/work townhouses, 71 townhouses, 56 back-to-back townhouses and to identify a land parcel for future development, under file OZ 07/022 W7, 675553 Ontario Ltd. (Viewmark Homes), 90, 100 and 110 Dundas Street West, be received for information.

OZ 07/022 W7

5. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 5575 Bonnie Street, South side of Thomas Street, west of Winston Churchill Boulevard, Owner/Applicant: Taccpar Gate Developments Inc., Bill 51, OZ 08/014 Ward 10.

Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential High Density I" to "Residential High Density I - Special Site" and to change the Zoning of By-law 0225-2007 from "D" (Development) to "RA2 - Exception" (Residential - Apartments), to

permit a 123 unit retirement residence and daycare facility under file OZ 08/014 W10, Taccpar Gate Developments Inc., 5575 Bonnie Street.

RECOMMENDATION:

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential High Density I" to "Residential High Density I - Special Site" and to change the Zoning of By-law 0225-2007 from "D" (Development) to "RA2 - Exception" (Residential - Apartments), to permit a 123 unit retirement residence and daycare facility under file OZ 08/014 W10, Taccpar Gate Developments Inc., 5575 Bonnie Street, be received for information.

OZ 08/014 W10

6. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 91-93 & 99 Lakeshore Road East and 42 Port Street East, Southeast corner of Lakeshore Road East and Elizabeth Street South, Owner: Centre City Capital Limited and William G. James, Applicant: John D. Rogers & Associates Inc., Bill 51, OZ 08/009 Ward 1.

Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Mainstreet Commercial – Special Site" and to change the Zoning of By-law 0225-2007 from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit a 4 storey retail commercial/office building and a 10 storey, 56 unit condominium apartment building with street level retail commercial uses under file OZ 08/009 W1, Centre City Capital Limited and William G. James, 91-93 & 99 Lakeshore Road East and 42 Port Street East.

RECOMMENDATION:

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Mainstreet Commercial – Special Site" and to change the Zoning of By-law 0225-2007 from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit a 4 storey retail commercial/office building and a 10 storey, 56 unit condominium apartment building with street level retail commercial uses under file OZ 08/009 W1, Centre City Capital Limited and William G. James, 91-93 & 99 Lakeshore Road East and 42 Port Street East, be received for information.

OZ 08/009 W1

7. PUBLIC MEETING – Rezoning Application, 2249 Derry Road West and 7050 Terragar Boulevard, Northwest corner of Derry Road West and Terragar Boulevard, Owner: Bremont Homes Corporation, Applicant: Deanlee Management Inc., Bill 51, OZ 08/006 Ward 10.

Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" ("Development") to "RM4 - Exception" (Townhouse Dwellings), to permit 80 standard condominium townhouse dwellings under file OZ 08/006 W10, Bremont Homes, 2249 Derry Road West and 7050 Terragar Boulevard.

RECOMMENDATION:

That the Report dated January 13, 2009, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" ("Development") to "RM4 - Exception" (Townhouse Dwellings), to permit 80 standard condominium townhouse dwellings under file OZ 08/006 W10, Bremont Homes, 2249 Derry Road West and 7050 Terragar Boulevard, be received for information.

OZ 08/006 W10

8. SUPPLEMENTARY REPORT – Draft Plan of Subdivision Application, Block 84, Registered Plan 43M-1087, Southeast of Winston Churchill Boulevard and Duncairn Drive, Owner: Erin Mills Development Corporation, Applicant: Erin Mills Development Corporation, Bill 51, T-M08003 Ward 9.

Report dated January 13, 2009, from the Commissioner of Planning and Building recommending approval of the application under File T-M08003 W9, Erin Mills Development Corporation, Block 84, Registered Plan 43M-1087, southeast of Winston Churchill Boulevard and Duncairn Drive.

RECOMMENDATION:

That the Report dated January 13, 2009, from the Commissioner of Planning and Building recommending approval of the application under File T-M08003 W9, Erin Mills Development Corporation, Block 84, Registered Plan 43M-1087, southeast of Winston Churchill Boulevard and Duncairn Drive, be adopted in accordance with the following:

1. That the Plan of Subdivision under file T-M08003 W9, be recommended for approval subject to the following conditions contained in Appendix S-3.

T-M08003 W9

**ADJOURNMENT**